ASPEN GROUP LLP



FOR SALE

HIGHWAY 83 RETAIL PAD SITES

Tree Top Lane | Bismarck, ND

Charles Reichert



CCIM | Partner
Commercial REALTOR®
701-223-2450
charles@aspengrouprealestate.com

Mathew Reichert



Founder | CCIM
Commercial REALTOR®
701-223-2450
matt@aspengrouprealestate.com

PROPERTY OFFERINGS

Highway 83 Retail Pad Sites
Tree Top Lane, Bismarck ND



Space Available: 2 Parcels | 1.35 - 2.7 Acre Lots

INVESTMENT: $22.00 - $29.00 PSF

- See the Property Details on the next page for lot sizes & pricing!
- In the Heart of Bismarck's new retail corridor
- Fantastic corner lot visibility along Hwy 83 & 57th Ave!
- Reciprocal access easement with Furniture Row
- Zoning: CG Commercial
- Located across from Costco, near Furniture Row, Tractor Supply, Les Schwab Tires, Freddy's Frozen Custard & Steakburger, IHOP, Panda Express, Bismarck Motor Company, & St. Mary's Central High School

For more information about this dynamic commercial opportunity, please contact:

Charles Reichert

CCIM | PARTNER | COMMERCIAL REALTOR®

701.223.2450 charles@aspengrouprealestate.com
424 South 3rd Street, Suite 2 Bismarck, ND 58504
aspengrouprealestate.com

Mathew Reichert

FOUNDER | CCIM | PARTNER | COMMERCIAL REALTOR®

701.223.2450 matt@aspengrouprealestate.com
424 South 3rd Street, Suite 2 Bismarck, ND 58504
aspengrouprealestate.com

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely on those relults.

PROPERTY INFORMATION

Highway 83 Retail Pad Sites
Tree Top Lane, Bismarck ND

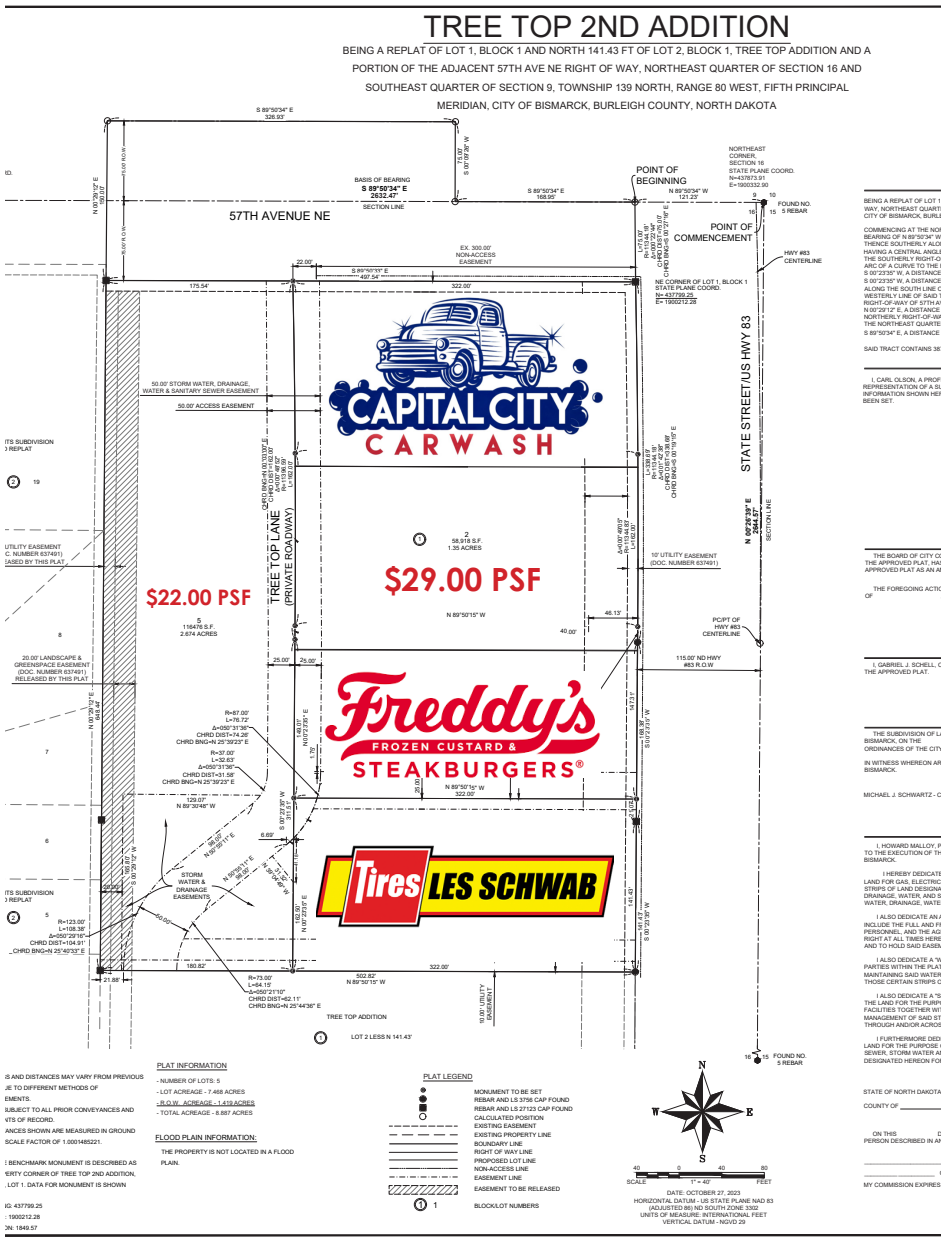
SOLD | 5615 TREE TOP LANE, BISMARCK
PID#: 1502-001-002
Legal Description: TREE TOP 2ND BLOCK 1 LOT 1 & N21' OF LOT 2
Lot Size: 58,896 SF (1.35 Acres)
Zoning: CG - Commercial

5607 TREE TOP LANE, BISMARCK
PID#: 1502-001-026
Legal Description: TREE TOP 2ND BLOCK 1 LOT 2 LESS N21' & N42' OF LOT 3
Lot Size: 58,918 SF (1.35 Acres)
Zoning: CG - Commercial
2025 Taxes: $8,484.38
Special Assessments: $2,402.77 Installment; $10,306.97 Remaining Balance
Pricing: $29.00 PSF

SOLD | 5511 TREE TOP LANE, BISMARCK
PID#: 1502-001-051
Legal Descripton: TREE TOP 2ND BLOCK 1 LOT 3 LESS N42'
Lot Size: 38,640 SF (0.89 Acres)
Zoning: CG - Commercial

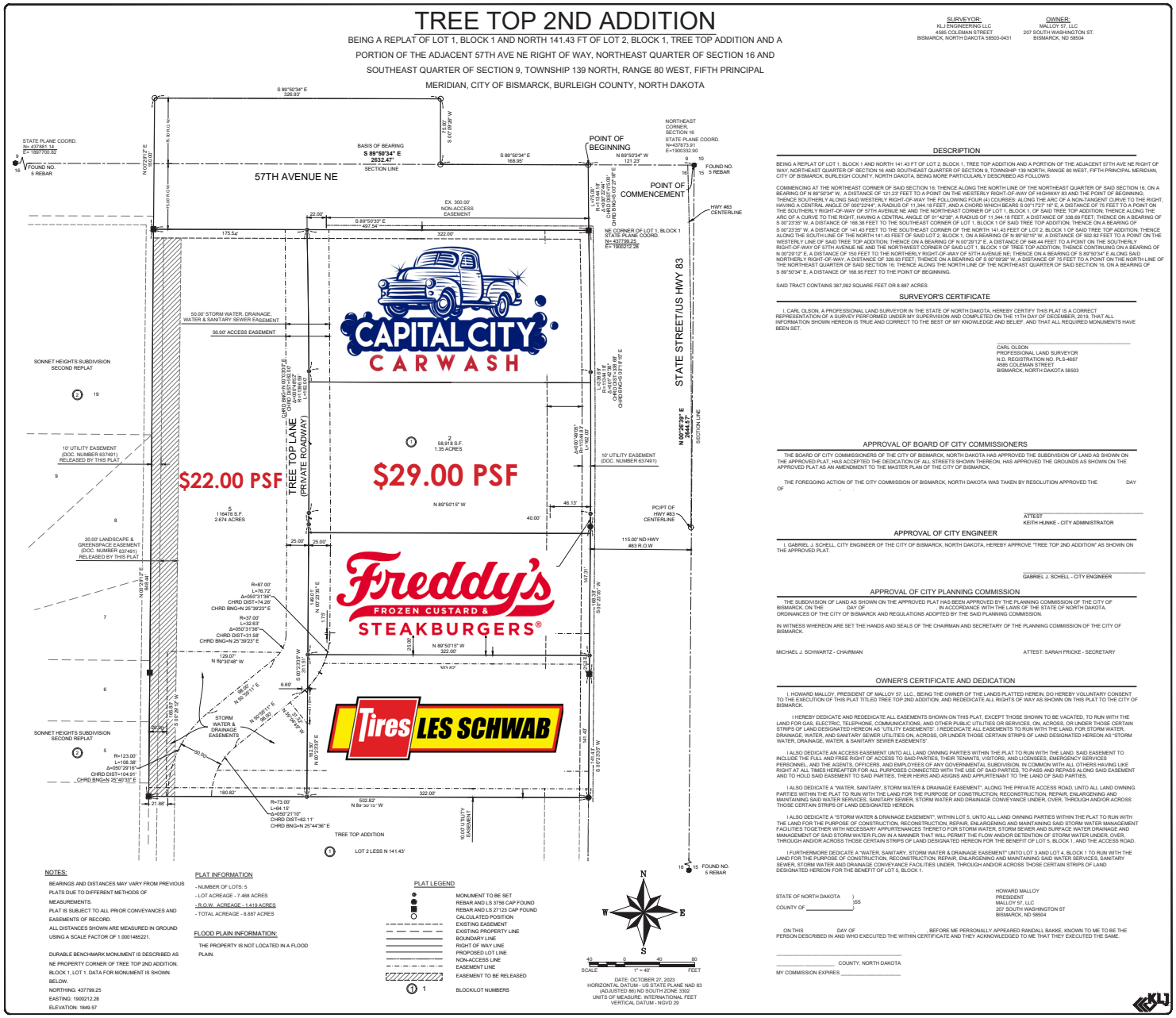
SOLD | 5503 TREE TOP LANE, BISMARCK
PID#: 1502-001-075
Legal Description: TREE TOP 2ND ADDITION; BLOCK 1; LOT 4
Lot Size: 52,325 SF (1.201 Acres)
Zoning: CG - Commercial

5600 TREE TOP LANE, BISMARCK
PID#: 1502-001-100
Legal Description: TREE TOP 2ND ADDITION; BLOCK 1; LOT 5
Lot Size: 116,476 SF (2.67 Acres)
Zoning: CG - Commercial
2025 Taxes: $14,201.53
Special Assessments: $4,749.13 Installment; $20,372.12 Remaining Balance
Pricing: $22.00 PSF



PLAT MAP

Highway 83 Retail Pad Sites
Tree Top Lane, Bismarck ND



PRELIMINARY CONCEPT

Highway 83 Retail Pad Sites
Tree Top Lane, Bismarck ND



LOCATION MAP & TRAFFIC COUNTS

Highway 83 Retail Pad Sites
Tree Top Lane, Bismarck ND



Highway 83 Retail Pad Sites
Tree Top Lane, Bismarck ND

KEY FACTS

3,761
Population

37.6
Median Age

2.6
Average Household Size

$124,160
Median Household Income

EDUCATION

2.5%
No High School Diploma

17.1%
High School Graduate

31.0%
Some College/ Associate's Degree

49.3%
Bachelor's/Grad/ Prof Degree

BUSINESS

251
Total Businesses

2,835
Total Employees

EMPLOYMENT

68.2%
White Collar

18.9%
Blue Collar

12.8%
Services

0.1%
Unemployment Rate

INCOME

$124,160
Median Household Income

$53,326
Per Capita Income

$488,050
Median Net Worth

2026 Households by income (Esri)

The largest group: $200,000+ (22.1%)

The smallest group: $15,000 - $24,999 (1.1%)

Indicator ▲	Value	Diff
<$15,000	2.3%	-2.0%
$15,000 - $24,999	1.1%	-2.0%
$25,000 - $34,999	4.2%	-2.2%
$35,000 - $49,999	8.2%	-2.8%
$50,000 - $74,999	14.4%	-3.6%
$75,000 - $99,999	8.1%	-4.2%
$100,000 - $149,999	21.8%	+4.9%
$150,000 - $199,999	17.8%	+5.4%
$200,000+	22.1%	+6.5%

Bars show deviation from Burleigh County

1 MILE DEMOGRAPHICS

Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri

Highway 83 Retail Pad Sites
Tree Top Lane, Bismarck ND

3 MILE DEMOGRAPHICS

KEY FACTS

37,680
Population

40.6
Median Age

2.4
Average Household Size

$95,193
Median Household Income

EDUCATION

3.6%
No High School Diploma

17.4%
High School Graduate

31.9%
Some College/ Associate's Degree

47.1%
Bachelor's/Grad/ Prof Degree

BUSINESS

1,516
Total Businesses

22,154
Total Employees

EMPLOYMENT

66.6%
White Collar

17.1%
Blue Collar

16.3%
Services

1.1%
Unemployment Rate

INCOME

$95,193
Median Household Income

$50,343
Per Capita Income

$339,149
Median Net Worth

2026 Households by income (Esri)

The largest group: $100,000 - $149,999 (17.5%)

The smallest group: $15,000 - $24,999 (2.8%)

Indicator ▲	Value	Diff
<$15,000	3.9%	-0.4%
$15,000 - $24,999	2.8%	-0.3%
$25,000 - $34,999	5.6%	-0.8%
$35,000 - $49,999	10.3%	-0.7%
$50,000 - $74,999	17.1%	-0.9%
$75,000 - $99,999	12.2%	-0.1%
$100,000 - $149,999	17.5%	+0.6%
$150,000 - $199,999	13.2%	+0.8%
$200,000+	17.4%	+1.8%

Bars show deviation from Burleigh County

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5 MILE DEMOGRAPHICS

KEY FACTS

74,761
Population

39.6
Median Age

2.3
Average Household Size

$82,499
Median Household Income

EDUCATION

4.2%
No High School Diploma

21.1%
High School Graduate

33.2%
Some College/ Associate's Degree

41.5%
Bachelor's/Grad/ Prof Degree

BUSINESS

4,314
Total Businesses

64,765
Total Employees

EMPLOYMENT

63.8%
White Collar

19.4%
Blue Collar

16.8%
Services

1.5%
Unemployment Rate

INCOME

$82,499
Median Household Income

$46,942
Per Capita Income

$267,107
Median Net Worth

2026 Households by income (Esri)

The largest group: $50,000 - $74,999 (18.6%)
The smallest group: $15,000 - $24,999 (3.4%)

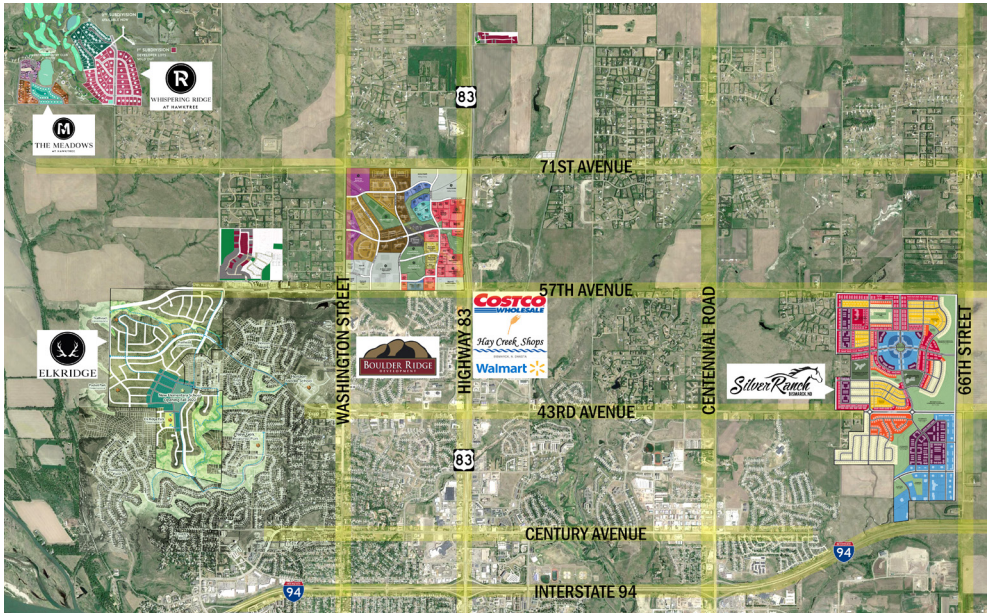
Indicator ▲	Value	Diff
<$15,000	5.2%	+0.9%
$15,000 - $24,999	3.4%	+0.3%
$25,000 - $34,999	6.9%	+0.5%
$35,000 - $49,999	11.5%	+0.5%
$50,000 - $74,999	18.6%	+0.6%
$75,000 - $99,999	11.9%	-0.4%
$100,000 - $149,999	16.7%	-0.2%
$150,000 - $199,999	11.4%	-1.0%
$200,000+	14.2%	-1.4%

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RESIDENTIAL DEVELOPMENT

Highway 83 Retail Pad Sites
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HOUSING PROFILE - 3 MILE RADIUS

OCCUPANCY	2025	2028
TOTAL HOUSING UNITS	14,208	16,250
OWNERS	9,865	10,471
RENTERS	4,340	4,206
UNITS BY VALUE	**2025**	**2028**
$300,000 - $399,999	3,230	3,140
$400,000 - $499,999	2,449	2,847
$500,000+	1,561	1,790



IN THE AREA

DINING | HOSPITALITY

SHOPPING | RETAIL

OFFICE | BANKING | MEDICAL

COMMUNITY | RECREATION

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